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## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that I, PAUL J. MITCHELL, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by KENNETH GAGNON and DEBORAH GAGNON, husband and wife, whose mailing address is Skowhegan, Maine, 04976, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said KENNETH GAGNON and DEBORAH GAGNON, as joint tenants and not as tenants in common their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #22 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39. Subject to and conveyed with said Lot #22 are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds recorded in Book 3211 at Page 229.

Meaning and intending to convey a portion of the premises conveyed to the said Paul J. Mitchell by warranty deed of Brihunt Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said KENNETH GAGNON and DEBORAH GAGNON, as joint tenants and not as tenants in common their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said KENNETH GAGNON and DEBORAH GAGNON, their heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL, as Grantor, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 21<sup>st</sup> day of June, 1990.

Signed, Sealed and Delivered

In presence of

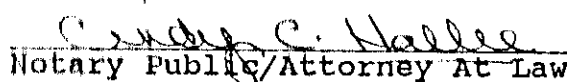
Witness

  
PAUL J. MITCHELL

STATE OF MAINE  
County of Kennebec

June 21, 1990

Then personally appeared the above-named, PAUL J. MITCHELL, and acknowledged the foregoing instrument to be his free act and deed. Before me,

  
Notary Public/Attorney At Law

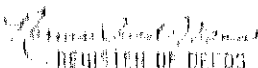


Printed

CECILY C. HALLER  
Notary Public, State of Maine  
My Commission Expires Feb. 19, 1996

RECEIVED KENNEBEC SS.

1990 JUL -2 AM 9:00

CLERK   
REGISTER OF DEEDS